



14 Iris Drive

, Birmingham, B14 5AG

Offers Over £230,000



Lovely modern two bedroom end-terrace home is located in a quiet Cul-de-sac off Broad Lane in this prime area of Kings Heath, with close links to Kings Heath High Street with all of it's associated amenities including coffee shops, cafes, bars, restaurants, shopping facilities and good transport links in the City Centre and the upcoming Kings Heath Train Station with added benefit of local parks nearby and good schooling. The property offers the following accommodation: off road parking, porch, through lounge, kitchen and access to the rear garden. To the first floor there are two bedrooms and a bathroom. The property also offers central heating and double glazing (both where specified) and no upward chain. Energy Efficiency Rating C. To arrange your viewing please call our Moseley sales team.



Approach

With shallow fore garden, lawn and shrubbery, double driveway space, path leading to front entrance door and opening into:

Porch

With double glazed UPVC door, tiling to floor covering and secondary door leading to:

Reception Room

17'6" x 9'8" x 12'1" (5.35m x 2.95m x 3.69m)

L-Shaped Room

With carpet to floor covering, ceiling light point, central heating radiator, skirting board, stairs giving rise to the first floor accommodation with useful understairs storage cupboard, double glazed PVC window to the front aspect and further door leading to:

Kitchen

12'3" x 10'7" (3.74 x 3.25)

With beige tile to floor covering, white tiling to splash backs, two ceiling light points, central heating radiator, a selection of wall and base units; with solid wood frontages and handles, work surfaces, space facility for; washing machine and fridge/freezer. Integrated; gas hob with oven and grill under with extractor fan over, 'Worcester' boiler and double glazed PVC window to the aspect and double glazed UPVC door leading out to:

First Floor Accommodation

With stairs and solid wood balustrade giving rise to the first floor landing, with carpet to floor covering, ceiling light point, central heating radiator, single socket and doors providing access to bedrooms one and two, bathroom and further loft hatch (not inspected).

Bedroom One

10'3" x 8'9" x 12'1" (3.14m x 2.67m x 3.69m)

Slight L-Shaped Room

With ceiling light point, central heating radiator, in-built storage cupboard; providing shelved storage and homing the water tank, and double glazed PVC window to the front aspect.

Bedroom Two

10'11" x 12'1" (3.33m x 3.70m)

With carpet to floor covering, ceiling light point, central heating radiator, painter rails and double glazed PVC window to the rear aspect.

Bathroom

5'7" x 6'7" (1.71 x 2.02)

Door leading to, with tile to flooring, freestanding sink with mixer hot and cold tap and tile to wall splashback, a low flush toilet and a walk-in shower with overhead power shower and tile to wall surround, gas central radiator and double glazed opaque window.

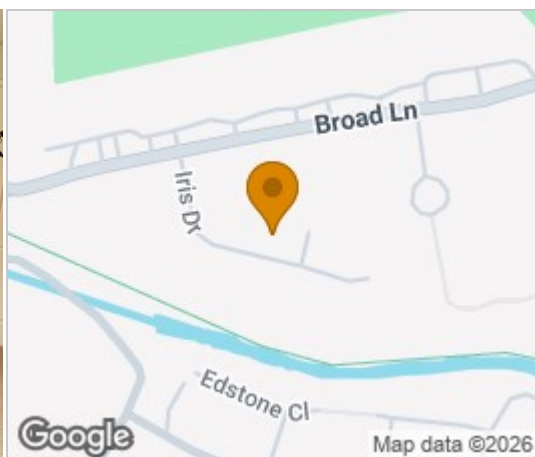
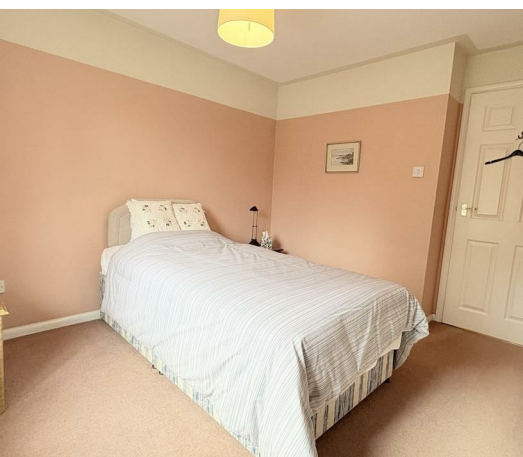
Rear Garden

With step out to patioed area, with a well maintained lawn featuring shrubbery and flower beds to side, benefits from being north-west facing and having side access as well useful small storage shed at the side of the house adjacent to the rear access gate.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 14, Iris Drive, Birmingham, B14 5AG is band C and the annual Council Tax amount is approximately £1,988.44, subject to confirmation from your legal representative.





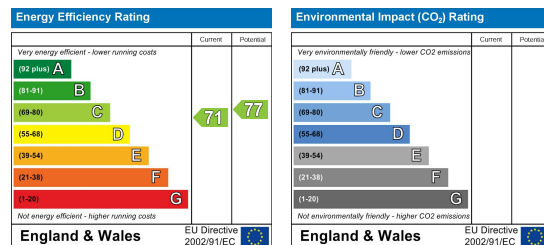
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW

Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk